

Sweetbrier Lane, EX1

MOVELI





## Sweetbrier Lane, EX1

An impressive five bedroom semi-detached house in a popular residential area in Heavitree. The property offers spacious and flexible accommodation for families of all sizes.

- A LARGE SEMI DETACHED HOUSE
- SPACIOUS & FLEXIBLE ACCOMMODATION
- SITUATED IN THE POPULAR HEAVITREE AREA
- FIVE GOOD-SIZED BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- TWO BATHROOMS & DOWNTAIRS W.C
- GENEROUS GARDEN AND OFF STREET PARKING
- NO ONWARD CHAIN



Situated in the sought after Sweetbrier Lane, this large semi-detached home is perfect for families of all sizes. The property has five spacious bedrooms, including a converted loft with en-suite shower room, bedroom five would also make a good home office.

Upon entering the property there is a sheltered storm porch with glazed sliding doors. The front door then leads into the entrance hall with stairs to the first floor and doors to all reception rooms. To the left there is a converted garage, which now makes a great family room or additional sitting room. To the right is a light, south-west facing living room with bay window to the front. The dining room has double doors to the rear garden and opens into the kitchen, which has fitted wall and base units and a fantastic range style oven. There is also space for a fridge freezer and a door through to the utility room, which has matching units and space and plumbing for further appliances. Completing the downstairs is the W.C and adjacent storage cupboard.

On the first floor are four of the bedrooms, including three double rooms and a good-sized single room/office. Bedroom two is a large double room with a bay window and fitted storage. There is also a family bathroom and stairs to the top floor. ►



► On the top floor is the main bedroom, an impressive room with a large window to the rear, giving views over the city and to the hills in the distance. There is also a Velux window to the front and fitted storage. The en-suite shower room is fitted with a large walk-in shower and vanity unit with W.C and wash hand basin. There is also an opaque window to the rear.

Externally, there is a driveway to the front giving parking to at least two vehicles, there is a small garden area and a bin store. Side access leads to the rear garden with a patio seating area from the utility room. Continuing on to the rear, there is a lawned area with a path down the middle to another patio, where is a summer house. From the dining room double doors, there is a lovely decked area with a pergola overhead, providing privacy and a lovely place to enjoy the morning sun.





## LOCATION

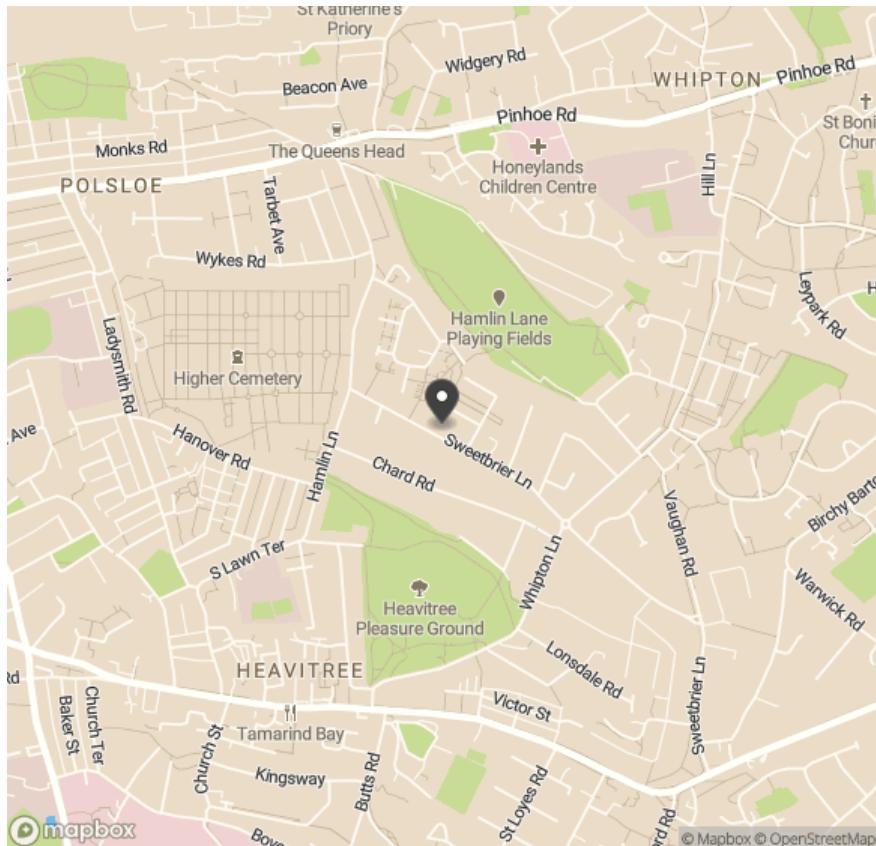


### Property location

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 67

Potential: 75



## FLOOR PLAN



TOTAL FLOOR AREA : 1612 sq.ft. (149.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

their operability or efficiency can be improved.



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